

QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)

025955

KNOW ALL MEN BY THESE PRESENTS, that LIGHTHOUSE DEVELOPMENT CORP., a Maine corporation having its principal place of business in Portland, Maine ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration, paid by DANIEL V. CALANO and WILLIAM E. CRESS, Trustees of COLLEGE PLACE REALTY TRUST u/d/t dated September 11, 1992 (Grantees"), with a mailing address of 230 Commercial Street, Boston, MA 02109, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Grantees their heirs, personal representatives, successors and assigns forever, all of Grantor's right, title and interest, if any, in and to the following described real estate:

TRANSFER
TAX
PAID

Certain real estate situated in Waterville, County of Kennebec and State of Maine more particularly bounded and described as follows:

Units 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Thirty-Two College Avenue Professional & Business Building Condominium, Waterville, County of Kennebec and State of Maine, pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 1, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2689, Page 11. Exhibit C to said Declaration, the Plat Plan, is recorded in the Kennebec County Registry of Deeds in File #E-84066. Exhibit D to said Declaration, the Building Plans, are recorded in said Registry in File #E-84067 - #E-84074, inclusive. Said Declaration and Exhibits are incorporated herein by reference.

Together with any and all rights, easements, privileges and appurtenances belonging to the Units, subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the above-referenced Declaration, as amended.

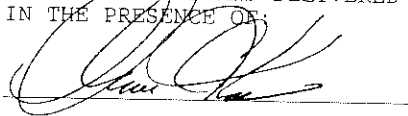
Being the same premises acquired by Colby Place Associates from R & S Development Corporation by Deed dated December 31, 1987, recorded in the Kennebec County Registry of Deeds in Book 3289, Page 251.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said DANIEL V. CALANO and WILLIAM E. CRESS, Trustees of COLLEGE PLACE REALTY TRUST their heirs, personal representatives, successors and assigns forever.

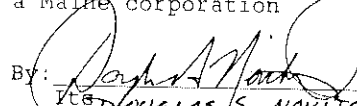
THE PROPERTY HEREBY CONVEYED IS SOLD AS IS, WHERE IS. GRANTOR HEREIN AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OF ANY STATEMENT AS TO THE BOUNDARIES OR ACREAGE, OR AS TO ANY OTHER MATTERS CONTAINED IN ANY DESCRIPTION OF THE PROPERTY OR THE LAND ON WHICH IT LIES, OR AS TO THE FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, OR AS TO THE MERCHANTABILITY, HABITABILITY, OR AS TO THE VALIDITY OF THE DECLARATION OF CONDOMINIUM, OR AS TO ANY OTHER MATTER. FURTHERMORE, GRANTOR HEREIN AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES REGARDING THE NUMBER, QUANTITY, OR COUNT OF ANY ITEMS OF PERSONAL PROPERTY.

IN WITNESS WHEREOF, Lighthouse Development Corp. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by DOUGLASS NOVITCH ^{its} Assistant Vice President hereunto duly authorized this 11th day of September, 1992.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:



LIGHTHOUSE DEVELOPMENT CORP.,
a Maine corporation

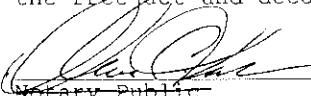
By: 
DOUGLAS S. NOVITCH
ASSISTANT VICE PRESIDENT

STATE OF MAINE
CUMBERLAND, SS.

September 11, 1992

Then personally appeared the above-named Douglas S. Novitch
Assistant Vice President of Lighthouse Development Corp., and
acknowledged the foregoing instrument to be his ~~own~~ free act
and deed in his ~~own~~ said capacity, and the free act and deed of
said Lighthouse Development Corp.

Before me


~~Notary Public~~

Attorney at Law

Printed Name: DENNIS C. KEELER

RECEIVED KENNEBEC SS.

1992 SEP 14 AM 9:00

ATTEST: 
REGISTER OF DEEDS

4849DCK